

125.0

0004

0006.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,720,100 / 1,720,100
USE VALUE: 1,720,100 / 1,720,100
ASSESSED: 1,720,100 / 1,720,100**Patriot**
Properties Inc.**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
26-28		BARTLETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: GILREATH RICHARD	
Owner 2: ITOKA PHYLLIS	
Owner 3:	

Street 1: 124 RINDGE AVE	
Street 2: UNIT 25	

Twn/City: CAMBRIDGE	
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St/Prov: MA	Cntry	Own Occ: N
Postal: 02140		Type:

PREVIOUS OWNER	
Owner 1: FRANO PASQUALE/ ESTATE -	
Owner 2: -	

Street 1: 28 BARTLETT AVE	
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Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	

NARRATIVE DESCRIPTION	
This parcel contains .263 Sq. Ft. of land mainly classified as Two Family with a Multi-Convex Building built about 1880, having primarily Vinyl Exterior and 5733 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 13 Rooms, and 6 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)																											
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		11459	Sq. Ft.	Site			0	90.	0.67	10									687,389							687,400

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	11459.000	1,029,000	3,700	687,400	1,720,100		80575
							GIS Ref
							GIS Ref
							Insp Date
							05/09/18

PREVIOUS ASSESSMENT								Parcel ID	125.0-0004-0006.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	1,029,000	3700	11,459.	687,400	1,720,100		Year end	12/23/2021
2021	104	FV	977,700	3700	11,459.	687,400	1,668,800		Year End Roll	12/10/2020
2020	104	FV	977,500	3700	11,459.	687,400	1,668,600	1,668,600	Year End Roll	12/18/2019
2019	104	FV	805,300	3700	11,459.	725,600	1,534,600	1,534,600	Year End Roll	1/3/2019
2018	104	FV	805,300	3700	11,459.	534,600	1,343,600	1,343,600	Year End Roll	12/20/2017
2017	104	FV	752,900	3700	11,459.	511,700	1,268,300	1,268,300	Year End Roll	1/3/2017
2016	104	FV	752,900	3700	11,459.	473,500	1,230,100	1,230,100	Year End	1/4/2016
2015	104	FV	621,900	3700	11,459.	397,200	1,022,800	1,022,800	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes					
FRANO PASQUALE/	77149-4	1	3/5/2021	Estate/Div		1,455,000	No	No	4						
	10059-145		6/20/1962				No	No		Pasquale Franco dod 5/28/2019					

BUILDING PERMITS											ACTIVITY INFORMATION						
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
11/15/2013	1691	Redo Bat	8,000	C					11/30/2021	Mail Update	JO	Jenny O					
4/12/2010	302	Re-Roof	15,000					STRIP & REROOF	6/23/2021	SQ Mailed	MM	Mary M					
									5/9/2018	MEAS&NOTICE	CC	Chris C					
									5/14/2014	External Ins	PC	PHIL C					
									2/3/2014	Info Fm Prmt	EMK	Eilen K					
									2/6/2009	Measured	336	PATRIOT					
									11/2/1999	Meas/Inspect	266	PATRIOT					
									12/1/1991		PM	Peter M					

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION

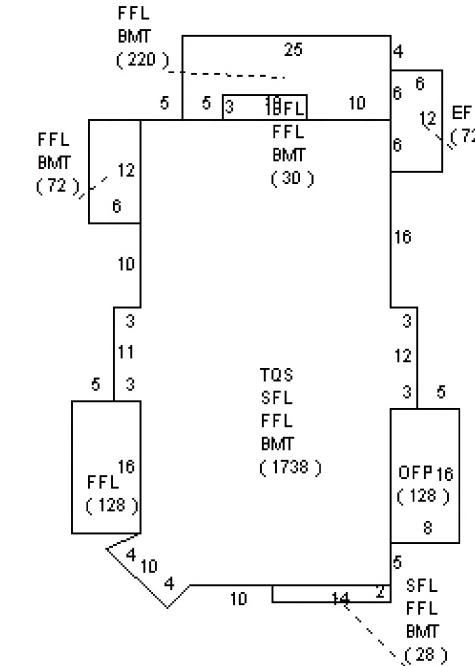
Type:	12 - Multi-Conver
Sty Ht:	2T - 2 & 3/4 Sty
(Liv) Units:	2 Total: 2
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	3 - Gambrel
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:	1	Rating: Good
3/4 Bath:	1	Rating: Average
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

3RD KITCHEN IN BMT FINISHED TQS IS FINISHED BUT NOT USED.

SKETCH**GENERAL INFORMATION**

Grade:	B - Good (-)
Year Blt:	1880
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G15
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	2
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%

Total:	18.6 %
CALC SUMMARY	
Basic \$ / SQ: 170.00	
Size Adj.: 0.84753549	
Const Adj.: 1.01989794	
Adj \$ / SQ: 146.948	
Other Features: 151000	
Grade Factor: 1.21	
NBHD Inf: 1.00000000	
NBHD Mod:	
LUC Factor: 1.00	
Adj Total: 1264122	
Depreciation: 235127	
Depreciated Total: 1028996	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	1.00	Before Depr:	177.81	
Special Features:	0	Val/Su Net:	135.32	
Final Total:	1029000	Val/Su SzAd:	193.58	

PARCEL ID

125.0-0004-0006.0

MOBILE HOME

Make: Model: Serial # Year: Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X12	A	AV	1950	25.42	T	40	104			3,700			3,700

IMAGE

AssessPro Patriot Properties, Inc

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten
FFL	First Floor	2,216	146.950	325,637	BMT	100	RRM	20	A	
BMT	Basement	2,088	49.820	104,014						
SFL	Second Floor	1,796	146.950	263,919						
TQS	3/4 Story	1,304	146.950	191,547						
OPF	Open Porch	128	29.980	3,837						
EFP	Enclos Porch	72	66.330	4,776						
Net Sketched Area: 7,604				Total: 893,730						
Size Ad	5315.5	Gross Area	8038	FinArea	5733					